

**ARIZONA STATE LAND DEPARTMENT
BOARD OF APPEALS AGENDA
FINAL AGENDA
*Amended 11-10-2014**

Thursday November 13, 2014

Location:

**Arizona State Land Department
1616 W. Adams, Room 321
Phoenix, AZ 85007
Time: 9:00 a.m.**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the general public that the Board will hold a meeting open to the public on November 13, 2014, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 24 hours prior to the meeting. The Board may discuss, deliberate or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Brachel Deck, ADA Coordinator at (602) 542-2636 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

I. MINUTES

Approval of September 11, 2014 Minutes

II. REPORT BY LAND DEPARTMENT STAFF

- A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list)
- B. Five Year Rule Review Report
- C. Future Board Agenda Items

III. REAL ESTATE DIVISION

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term-for periods 10 years or less on Consent Agenda (See attached)*
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached)*
- C. Land Sales (See attached)*

* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board's office after November 3, 2014, or at least 24 hours prior to the scheduled meeting.

IV. BOARD APPEALS

None

V. OTHER BUSINESS

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
December 11, 2014	Phoenix
January 8, 2015	Pending
February 12, 2015	Pending

B. Schedule of Pending Appeals:

A.B. 1231	City of Phoenix
	Application No. 16-117735
	Appeal on Appraisal

Hearing is tentatively set for December 11, 2014.

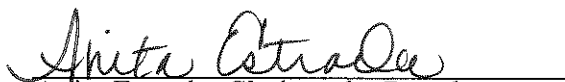
C. The Board will discuss and may take action on a proposed Five Year Rule Review Report to be filed with the Governor's Regulatory Review Council.

VI. EXECUTIVE SESSION

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3).

VII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



Anita Estrada, Clerk to the Board
1616 West Adams Street, Room 153
Phoenix, AZ 85007
Telephone: 602-542-2505 – FAX: 602-542-2508

**BOARD
REAL ESTATE DIVISION AGENDA
THURSDAY, NOVEMBER 13, 2014**

A. CONSENT AGENDA

RIGHTS OF WAY

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1	14-111212 JR	Transwestern Pipeline Company, LLC (Maricopa County)	Water well
2	14-11988 JR	Arizona Public Service Co. (Maricopa County)	Overhead 69Kv electric sub transmission line
3	14-116659 JR	Southwest Gas Corporation (Maricopa County)	Underground 8'' natural gas pipeline and related appurtenances
4	16-4298 JR	Salt River Project AI & PD (Maricopa County)	OH dbl. circuit 230Kv transmission line w/ internal use only 96-count fiber optic
5	16-102532 JR	City of Buckeye (Maricopa County)	Public road with underground utilities
6	16-113652 GY	Town of Prescott Valley (Yavapai County)	One underground 18'' sewer line
7	16-115792 JR	City of Buckeye (Maricopa County)	Public road and underground utilities
8	16-117145 SR	R.D.S., Inc. (Cochise County)	Non-exclusive access road for public use
9	16-117641 GN	Taylor Morrison/Arizona, Inc. (Maricopa County)	Public road & underground utilities, including slope & drainage area
10	16-117642 GN	Taylor Morrison/Arizona, Inc. (Maricopa County)	Public underground utilities
11	16-117643 GN	Taylor Morrison/Arizona, Inc. (Maricopa County)	Public underground utilities
12	16-117644 GN	Taylor Morrison/Arizona, Inc. (Maricopa County)	Public road & underground utilities, including slope & drainage area
*13	14-116500 AS	Tucson Electric Power Company (Pinal County)	Overhead 500kV Electric Transmission Line with an internal use only 48-count Fiber Optic Communication Line and Service Roads

COMMERCIAL LEASES – Short Term (for periods 10 years or less) Amended***New***

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
14	03-114054 PP	LH Ventures, LLC (Mohave County)	Golf course, including food, beverage, golf apparel and accessories sales

Renewals

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
15	03-1281 AC	Vaughan Steven Harman (Maricopa County)	Operation of Bar/Restaurant & retail (bait) store
16	03-26778 NG	West Snowflake Land Co., LLC (Navajo County)	Booster pump station for waterline
17	03-53619 NG	Crown Atlantic Company, LLC (Pinal County)	A wireless telecommunication facility

Amendments

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

B. COMMERCIAL LEASES – Long Term (for periods longer than 10 years)***Urban Planning Projects***

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

Other

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
18	03-116509 PP	Beachcomber Properties, LLC (Mohave County)	Recreational vehicle resort w/office, clubhouse, boat ramp, slip, boat storage

C. LAND SALES

Urban Planning Projects

	<u>Application #</u>	<u>Applicant and County</u>	
	NONE		

Other

	<u>Application #</u>	<u>Applicant and County</u>	
19	53-117097 DB	Camelot Homes, Inc. (Maricopa County)	

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
NOVEMBER 2014**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
53-117496 PIMA COUNTY	11/05 11:00 A.M.	T14S, R12E, SEC. 2; T14S, R13E, SEC. 33 PIMA 100.77	\$1,175,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-100396-00-002 CITY OF AVONDALE	11/18 10:00 A.M.	T1N, R1W, SEC. 36 MARICOPA 10.50	\$2,400.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
DECEMBER 2014**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
04-117793 GRANITE CONSTRUCTION COMPANY	12/01 11:00 A.M.	T15S, R12E, SEC. 5 PIMA 58.62	\$4,995.95 & \$5,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-117436 JACOR HOLDINGS, L.C.	12/03 10:30 A.M.	T4N, R2E, SEC. 32 MARICOPA 20.75	\$4,750,000.00	PERMANENT COMMON SCHOOLS
16-115956-00-001 CITY OF PEORIA	12/09 10:00 A.M.	T5N, R1W, SEC. 36 MARICOPA 1.23	\$27,675.00	PERMANENT COMMON SCHOOLS
16-104095-00-001 CITY OF SCOTTSDALE	12/09 10:30 A.M.	T4N, R4E, SEC. 2 MARICOPA 0.46	\$2,400.00	PERMANENT COMMON SCHOOLS

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE
 SEPTEMBER 2014**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION , COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16- 105809- 00-003	09/02 Δ 09/03	T4N, R3E, SEC. 13 & 24 MARICOPA 8.28	\$291,214.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$291,214.00	CITY OF PHOENIX & 1	
53- 117494	09/03	T4N, R1E, SEC. 4 MARICOPA 58.27	\$10,330,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$10,330,000.00	CARLYLE/CYPRESS LAKE PLEASANT, LLC & 1	10% DOWN, BALANCE DUE IN 30 DAYS
16- 107050- 00-001	09/04	T15S, R12E, SEC. 8 PIMA 1.83	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	PIMA COUNTY & 1	

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE
 OCTOBER 2014**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION , COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-96350-00-001	1014	T9N, R29E, SECS. 7 & 18 APACHE 1.57	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	TOWN OF SPRINGERVILLE & 1	
53-117495	10/16	T5N, R3E, SECS. 27 & 28 MARICOPA 85.15	\$1,855,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$1,855,000.00	CITY OF PHOENIX	10% DOWN, BALANCE DUE IN 30 DAYS
16-94641	10/21	T20S, R13E, SECS. 3, 4, 10, 14 & 15 SANTA CRUZ 21.69	\$60,210.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$60,210.00	SANTA CRUZ COUNTY & 1	